



MAYOR AND COUNCIL AGENDA

NO. 3

DEPT.: Public Works / Engineering
STAFF CONTACT: Craig Daly

DATE PREPARED: 9/14/05
FOR MEETING OF: 9/19/05

SUBJECT:

Dedication of right of way to Montgomery County for the extension of Pleasant Drive. The right of way dedication is located within city-owned property located outside of the city limits lying in the 9th election district of Montgomery County adjacent to the King Farm 28-acre Park site. The dedication of the right of way is necessary in order to accommodate the connection of the Montgomery County portion of Pleasant Drive with the City of Rockville portion of the right of way.

RECOMMENDATION:

Staff recommends that the Mayor and Council authorize the City Manager to execute documents in a form satisfactory to the City Attorney dedicating a portion of City owned property to Montgomery County for the use of a public right of way. The dedication of land is necessary to accommodate the extension of Pleasant Drive from Piccard Drive to Shady Grove Road.

DISCUSSION:

Background:

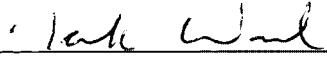
A tract of land was obtained by the Mayor and Council of Rockville through a land swap with WSSC. The piece of land is located outside of the city limits within Montgomery County and was agreed to in order to accommodate the extension of Pleasant Drive from Piccard Drive to Shady Grove Road. As the piece of property is owned by the City of Rockville, but located within Montgomery County, the City of Rockville must dedicate a portion of the property for use as a public right of way.

The need for this action is due to the realignment of the proposed Pleasant Drive right-of-way. The right of way for Pleasant Drive must cross existing 36-inch and 60-inch water lines maintained by WSSC. This original roadway alignment placed too much fill over the pipelines as determined by WSSC. A new right of way alignment, crossing the pipelines at a different location, was developed to reduce the roadway fill and limit the loads placed over the water lines. WSSC has accepted the proposed Pleasant Drive roadway realignment.

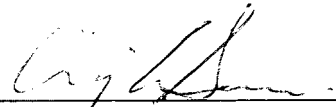
The developer, King Farm Associates, has prepared the necessary documents for dedication. The Department of Public Works staff will review and approve the documents physically describing the subject area. The City Attorney will review and approve the content of documents.

PREPARED BY: Craig Daly
Craig Daly, Civil Engineer II

9/15/2005
Date

APPROVE: 
For Susan T. Straus, Chief Engineer/Environment

9/15/2005
Date

APPROVE: 
Craig L. Simoneau, P.E., Director of Public Works

9/15/2005
Date

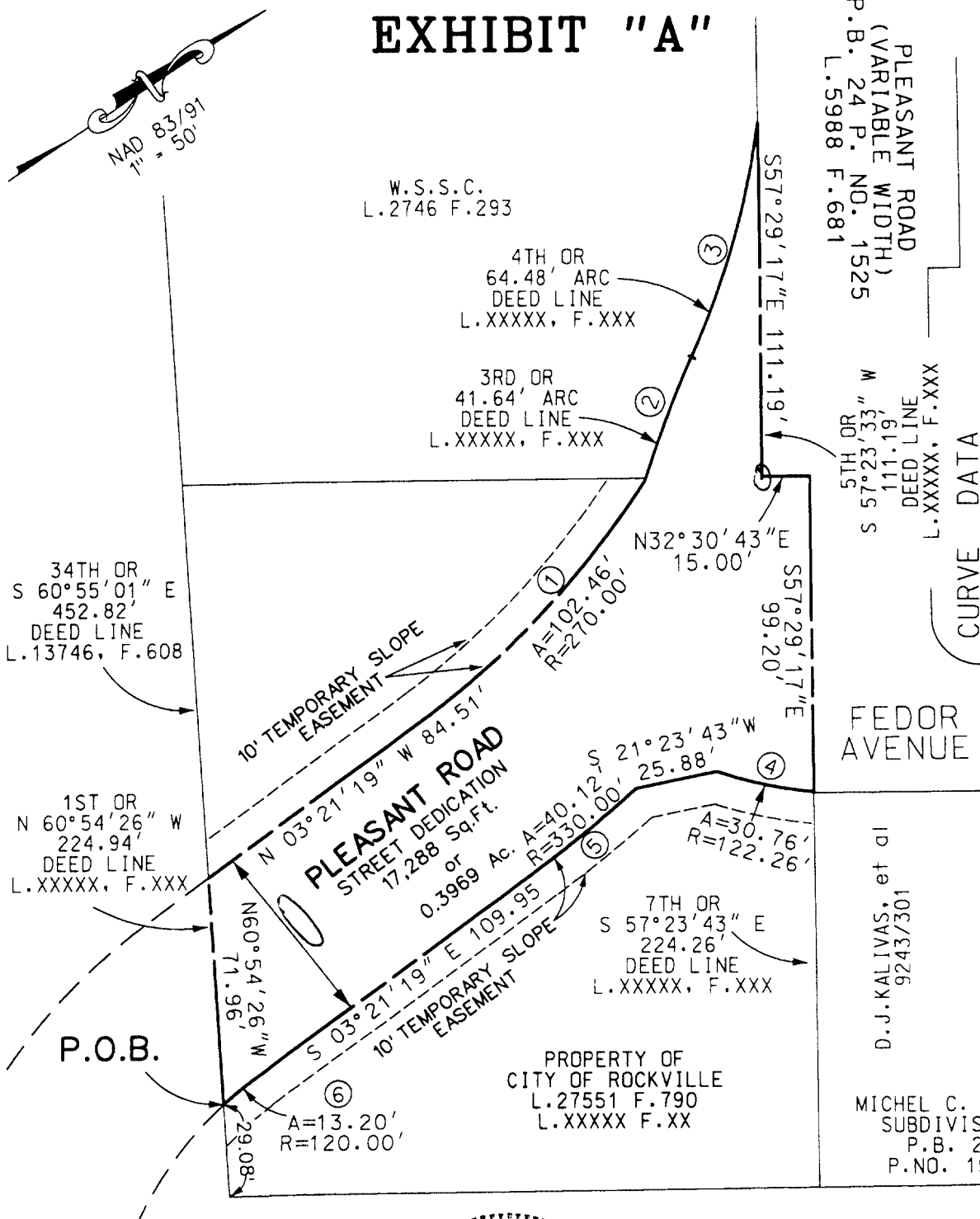
APPROVE: 
Scott Ullery, City Manager

09/15/05
Date

LIST OF ATTACHMENTS:

City of Rockville Ownership Plat
Right of Way Dedication Plat

EXHIBIT "A"



Chord	Bearing	Tangent	Arc	Radius	Delta
101.84'	N 14°13'34" W	51.85'	102.46'	270.00'	21°44'32"
41.62'	N 36°22'49" W	20.85'	41.64'	330.00'	07°13'50"
75.54'	N 40°48'23" W	38.15'	75.79'	270.00'	16°04'58"
30.68'	S 45°21'23" W	15.46'	30.76'	122.26'	14°25'01"
40.09'	S 06°50'16" E	20.08'	40.12'	330.00'	06°57'55"
13.19'	S 06°30'24" E	6.61'	13.20'	120.00'	06°18'10"

PROPERTY OF
KING FARM ASSOCIATES, LLC
L. 13746 F. 608



Surveyor's Certificate

I hereby certify that to the best of my professional knowledge, information and belief this sketch and accompanying description are true and have been prepared under my supervision and are based upon available information.

Date

08/15/05

W. Joseph Hines
Prof. Land Surveyor
Md. Reg. No. 10887



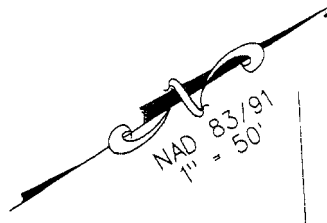
**Loiederman
Soltesz Associates, Inc.**

Civil Engineering Land Planning Land Surveying Environmental Sciences

1390 Piccard Drive Rockville, Maryland 20850 301-948-2750 Fax: 301-948-9067

P:\801-00\PhaseII\SURVEY\BNDRY\road_bed.dgn

EXHIBIT "B"



W.S.S.C.
L.2746 F.293

3RD OR
N 58°59'30" W
250.62'
DEED LINE
L.5988, F.681

4TH OR
64.48' ARC
DEED LINE
L.27551, F.790

2ND OR
N 31°00'30" W
166.53'
DEED LINE
L.2746, F.293

3RD OR
41.64' ARC
DEED LINE
L.27551, F.790

PLEASANT ROAD
(VARIABLE WIDTH)
P.B. 24 P. NO. 1525
L.5988 F.681

13659/499

5TH OR
S 57°23'33" W
111.19'
DEED LINE
L.27551, F.790

CURVE TABLE

No.	Delta	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1	7°13'50"	330.00'	41.64'	20.85'	N 36°22'49" W	41.62'
2	16°04'58"	270.00'	75.79'	38.15'	N 40°48'32" W	75.54'

34TH OR
S 60°55'01" E
452.82'
DEED LINE
L.13746, F.608

2ND OR
N 32°36'27" W
145.68'
DEED LINE
L.17551, F.790

N32°30'43"E 15.00'

CITY OF ROCKVILLE
L.27551 F.790

S57°29'17"E 224.26'

FEDOR AVENUE

1ST OR
N 60°54'26" W
224.91'
DEED LINE
L.27551, F.790

AREA =
44,582 SQ.FT.
OR
1.0235 ACRES

7TH OR
S 57°23'43" E
223.90'
DEED LINE
L.27551, F.790

D.J.KALIVAS, et al
9243/301

8TH OR
S 32°25'24" W
181.63'
DEED LINE
L.27551, F.790

MICHEL C. ZETTS
SUBDIVISION
P.B. 24
P.NO. 1525

P.O.B.

S32°25'24"W 183.93'

PROPERTY OF
KING FARM ASSOCIATES, LLC
L. 13746, F.608

35TH OR
N 32°24'49" E
402.50'
DEED LINE
L.13746, F.608

Surveyor's Certificate

I hereby certify that to the best of my professional knowledge, information and belief this sketch and accompanying description are true and have been prepared under my supervision and are based upon available information.

Date 5/6/05

Michael B. Davis
Prof. Land Surveyor
Md. Reg. No. 11033



Loiederman
Soltesz Associates, Inc.

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www.lsassociates.net

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